



## **Order under Section 69 Residential Tenancies Act, 2006**

**File Number:** LTB-L-020054-26

**In the matter of:** Upper Level, 438 PETER RUPERT AVE  
MAPLE ON L6A4G8

**Between:** Hasan Sezik  
Ugurcan Sezik Landlords

**And**

Kehinde Oyeyemi Aladelusi  
Mofopefoluwa Olatomiwa Aladelusi Tenants

Hasan Sezik and Ugurcan Sezik (the 'Landlords') applied for an order to terminate the tenancy and evict Kehinde Oyeyemi Aladelusi and Mofopefoluwa Olatomiwa Aladelusi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlords also applied for an order to terminate the tenancy and evict the Tenants because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard by video conference on June 16, 2026. Before the start of the hearing, the Landlords' Representative, Vanessa Palumbo and the Tenants advised that the parties had reached an agreement. The Tenants met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

### **Agreed facts:**

- a) The Tenants vacated the rental unit on May 28, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
- b) The lawful rent is \$3,900.00. It was due on the 20th day of each month.
- c) The Tenants have not made any payments since the application was filed.
- d) The rent arrears owing to May 28, 2026 are \$13,455.76.

- e) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- f) The Landlords collected a rent deposit of \$3,900.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
- g) Interest on the rent deposit, in the amount of \$78.76 is owing to the Tenants for the period from July 20, 2025 to May 28, 2026.

**On consent, it is ordered that:**

- 1. The tenancy between the Landlords and the Tenants is terminated as of May 28, 2026, the date the Tenants moved out of the rental unit.
- 2. The Tenants shall pay to the Landlords \$9,663.00. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
- 3. If the Tenants do not pay the Landlords the full amount owing on or before July 4, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4.00% annually on the balance outstanding.

**June 23, 2026**  
**Date Issued**

\_\_\_\_\_  
Sarah Visnovec  
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

**Schedule 1**  
**SUMMARY OF CALCULATIONS**

**A. Amount the Tenants must pay as the tenancy is terminated**

|                                                                         |                   |
|-------------------------------------------------------------------------|-------------------|
| Rent Owing To Move Out Date                                             | \$13,455.76       |
| Application Filing Fee                                                  | \$186.00          |
| <b>Less</b> the amount of the last month's rent deposit                 | - \$3,900.00      |
| <b>Less</b> the amount of the interest on the last month's rent deposit | - \$78.76         |
| <b>Total amount owing to the Landlords</b>                              | <b>\$9,633.00</b> |